



THREE BEAUTIFULL MODERN HOUSES IN THE HEART OF OLD ST MELLONS



Lime Grange



Lime Grange is an exclusive development of just three high quality family houses, designed to offer the very best in contemporary living.

Each of these luxurious five bedroom homes is designed and built to the highest specification having drawn on traditional inspiration for their exteriors, they have embraced contemporary styling for their interiors, allowing the best of both worlds.

Lime Grange is located on Drusistone Road, one of Cardiff's most elite addresses, tucked away along a private, gated driveway. With farmland to the rear, the development's semi rural location offers the opportunity to combine an idyllic blend of city and country living.

Renowned for its heritage, tradition and culture, Cardiff offers everything you would expect from a modern, thriving European capital city. The city centre skyline is testament to its strength and diversity of its history, with landmark buildings ranging from the ornate civic centre to the historic Cardiff castle. The newly transformed waterfront development of Cardiff Bay houses a vast array of leisure activities and features some of Cardiff's most iconic modern architecture including the Senedd, home to the National Assembly for Wales and the world renowned Wales Millennium Centre which plays host to diverse cultural entertainment from ballet to opera.

Cardiff has developed substantially throughout its 2000 year history and, having once been the worlds' busiest port, it now enjoys equal renown for its awe- inspiring Millennium centre, its fabulous shopping and its excellent nightlife. Golf too has been high on the agenda for South Wales in recent years with the luxurious Celtic Manor Resort, approximately twenty minutes driving time of Lime Grange, having played host to the Ryder Cup tournament in 2010.

South Wales also offers the best of coast and countryside whether that's the award-winning beaches of Gower Peninsula or the inspirational Brecon Beacons. At Lime Grange, you'll be lucky enough to be surrounded by the best that South Wales has to offer.

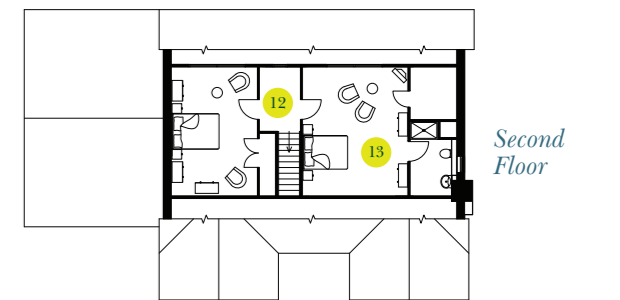
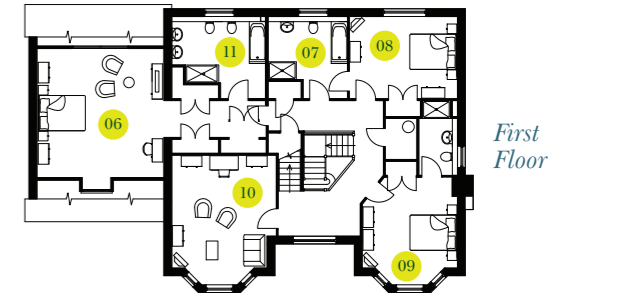
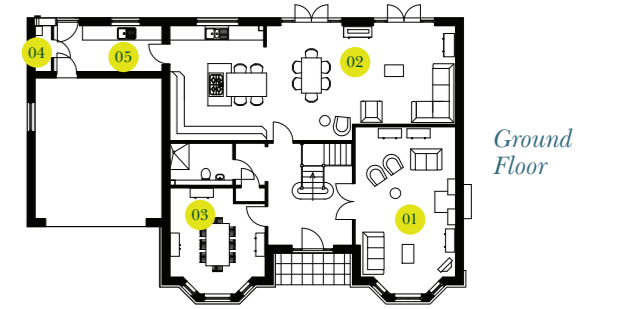






Ty Conwy House (358sq m 3858sq ft)

Ty Conwy sits at the head of the private gated development. Its beautiful double bay fronted elevation sits comfortably in its tree lined surroundings. Inside you will find very spacious family accommodation, with three Reception rooms, Kitchen, and Utility. In addition there are five Bedrooms with an additional Study or Playroom on the first floor. Three Bedrooms have En Suite Bathrooms.



Dimensions

	Length	Breadth	Length	Breadth
01 Lounge	4.3	7	14' 1"	22' 11"
02 Kitchen Diner	12	4.8	39' 4"	15' 8"
03 Dining Room	4	4.5	13' 1"	14' 9"
04 Cloak	2.6	1.8	8' 6"	5' 10"
05 Utility	4.9	1.9	16' 0"	6' 2"
06 Master Bedroom	5.4	5.5	17' 8"	18' 0"
07 En-Suite	4	3.5	13' 1"	11' 5"
08 Bedroom 1	4.6	3.5	15' 1"	11' 5"
09 Bedroom 2	4	4.5	13' 1"	14' 9"
10 Study	4.4	5.5	14' 5"	18' 0"
11 Bathroom	3.3	4.5	10' 9"	14' 9"
12 Bedroom 3	3.6	5.5	11' 9"	18' 0"
13 Bedroom 4 - En-Suite	6.3	5.5	20' 8"	18' 0"

METERS

FEET & INCHES

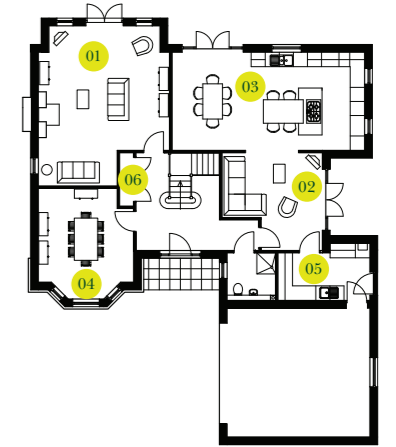
Measurements shown may vary slightly. Some features may vary from those shown. For illustration purposes.



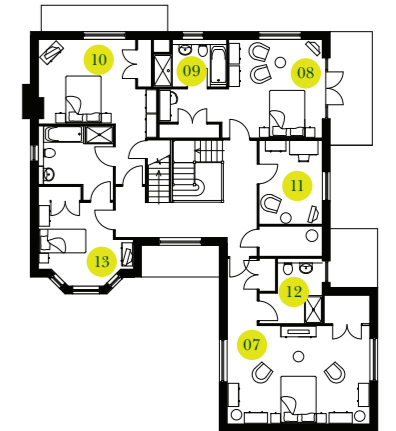
Tywyn House (350sq m 3764sq ft)

Tywyn House is the corner plot and enjoys views over the fields that surround this development. Being an L-shaped design means that the layout is slightly different, with a balcony to the rear overlooking the countryside. The property had five bedrooms with an additional study and cinema room.

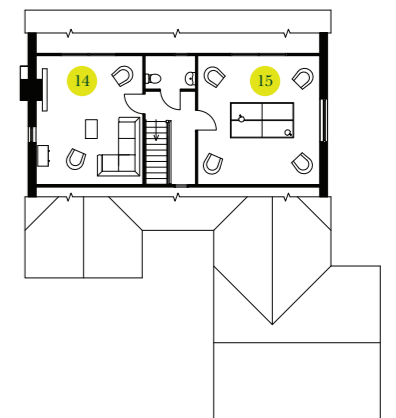
Dimensions		Length	Breadth	Length	Breadth
01	Lounge	5.1	6.8	16' 8"	22' 3"
02	Family Room	4.2	4.1	13' 9"	13' 5"
03	Kitchen Diner	8.2	4.1	26' 10"	13' 5"
04	Dining Room	4	4.7	13' 1"	15' 5"
05	Cloak	2	1.9	6' 6"	6' 2"
06	Utility	3.6	2.4	11' 9"	7' 10"
07	Master Bedroom - En-Suite	7	4.1	22' 11"	13' 5"
08	Bedroom 1	6	4.2	19' 8"	13' 9"
09	En-Suite	2.7	2.8	8' 10"	9' 2"
10	Bedroom 2	5	3.6	16' 4"	11' 9"
11	Study	2.7	3.6	8' 10"	11' 9"
12	Bathroom JackNjill	3.2	2.5	10' 5"	8' 2"
13	Bedroom 3	3.2	4.2	10' 5"	13' 9"
14	Cinema Room	4.5	5.5	14' 9"	18' 0"
15	Games Room	5.2	5.5	17' 0"	18' 0"



Ground Floor



First Floor



Second Floor

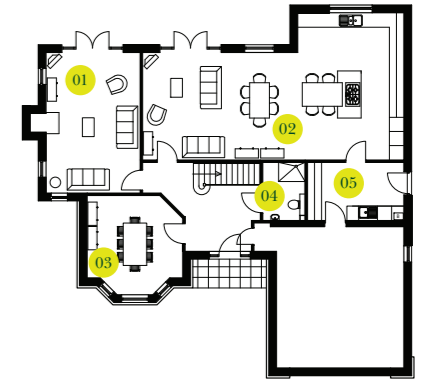
Measurements shown may vary slightly. Some features may vary from those shown. For illustration purposes.



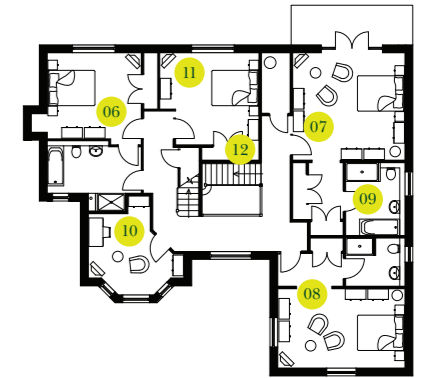
Ty Nefyn House (357sq m 3845sq ft)

Ty Nefyn House faces you as you enter along the impressive driveway and sits on the largest plot. Having an integral garage however means it has a larger first floor with one particular feature being a private balcony from the master bedroom, offering a great spot for morning coffee and overlooking the countryside. This property has five bedrooms with Study and Games Room.

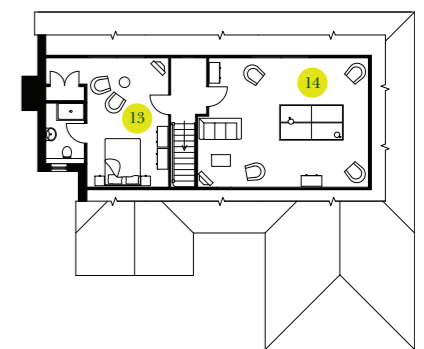
Dimensions		Length	Breadth	Length	Breadth
01	Lounge	4	6	13' 1"	19' 8"
02	Kitchen Diner	11	6	36' 1"	19' 8"
03	Dining Room	4	4.2	13' 1"	13' 9"
04	Cloak	3.8	2.4	12' 5"	7' 10"
05	Utility	4	2.4	13' 1"	7' 10"
06	Master Bedroom - En-Suite	4.7	7.6	15' 5"	24' 11"
07	Bedroom 1	4.2	4.5	13' 9"	14' 9"
08	Bedroom 2	4	4	13' 1"	13' 1"
09	En-Suite	4	2.2	13' 1"	7' 2"
10	Study	2.6	4.2	8' 6"	13' 9"
11	Bedroom 3	5.4	4.8	17' 8"	15' 8"
12	En-Suite	2.5	2	8' 2"	6' 6"
13	Bedroom 4 - En-Suite	5.2	5.5	17' 0"	18' 0"
14	Games Room	7.2	5.5	23' 7"	18' 0"



Ground Floor



First Floor



Second Floor

Measurements shown may vary slightly. Some features may vary from those shown. For illustration purposes.

INTERIOR FEATURES

Walls

- White with a choice of coloured feature wall

Internal Door Sets

- Available from JB Kind Brochure
 - Gallea
 - Apollo
 - Chartwell

Staircase

- Oak with a choice of Oak Spindles or glass panels

Central Heating

- Full gas central heating system with Worcester (or equal approved) boiler
- Un-vented cylinder with twin coil for solar heating of hot water
- Underfloor heating to throughout with room thermostats allowing flexibility to individual requirements
- The underfloor heating has a Wifi compatible feature which enables you to remotely control the heating from your I Phone or Pad
- System covered against any breakdown for the first two years of occupation by the approved gas central heating installer

Solar Hot Water Heating

- Worcester Greenskies solar panels for hot water

Fireplaces

- Watford Fireplaces, Fidas Road, Cardiff

Wardrobes

- Built-in or walk in wardrobes, with shelf and hanging rail to dressing area of master bedroom, bedroom 2 and Guest Bedroom

Floor Finishes

- Ceramic or Porcelain tiles throughout Ground Floor
- Oak engineered flooring throughout Ground Floor

KITCHEN / UTILITY FEATURES

Kitchen & Utility

- Sigma Kitchens, Western Avenue, Cardiff

Work Surfaces

- Granite - from Messrs Prostone
- Integrated washing machine/tumble drier

Choice of:-

- Electrolux appliances
- Hotpoint appliances
- AEG appliances
- Neff appliances
- Miele appliances (upgrade option)

EXTERIOR FEATURES

Fascia & Soffit

- PVCu fascias, colour black

Windows

- Sealed double glazed woodgrain PVCu windows in colour cream on white

External Doors

- Composite door with patterned glass
- Steel door pre-finished in woodgrain in choice of colours

Rear

- Bi-folding doors to rear

Security

- Multi point locking system to front & rear doors

Burglar Alarm

- Alarm system with PIR's

External Lights

- Front: Lantern to front entrance and garages
- Rear: 2 low level lighting bollards

Garage

- Door: 4300mm x 2135mm panelled insulated sectional door with electronic opening
- Garage with lighting, power points, electric opening door and additional remote handset

Patio/Pathways

- Bradstone Old Rivan paving slabs random sizes in 3 colours

Driveway

- Interlocking pavior blocks

BATHROOM / CLOAKROOM FEATURES

Bathroom, En-suite & Cloakroom Styles

- Nicobond Cardiff

Downlighters

- To bathroom, en-suite and cloakroom

Shower

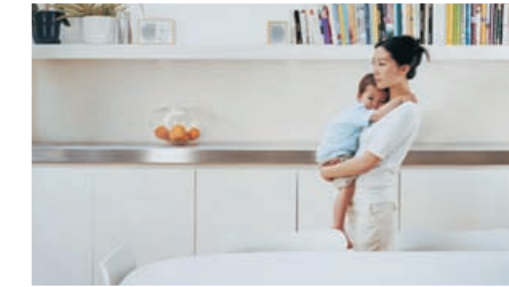
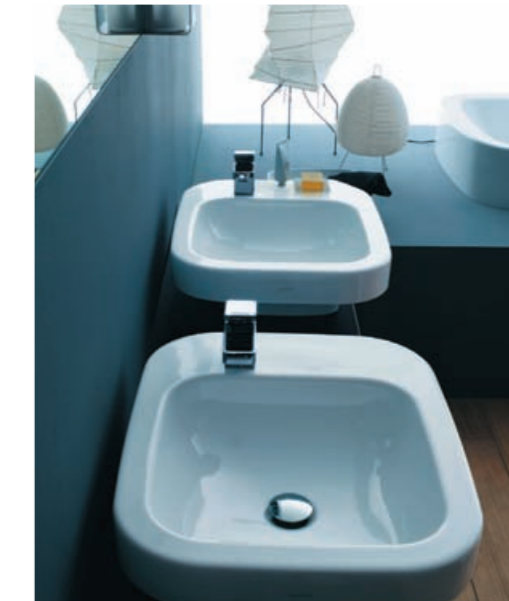
- Thermostatic shower from Mayflower Bathrooms

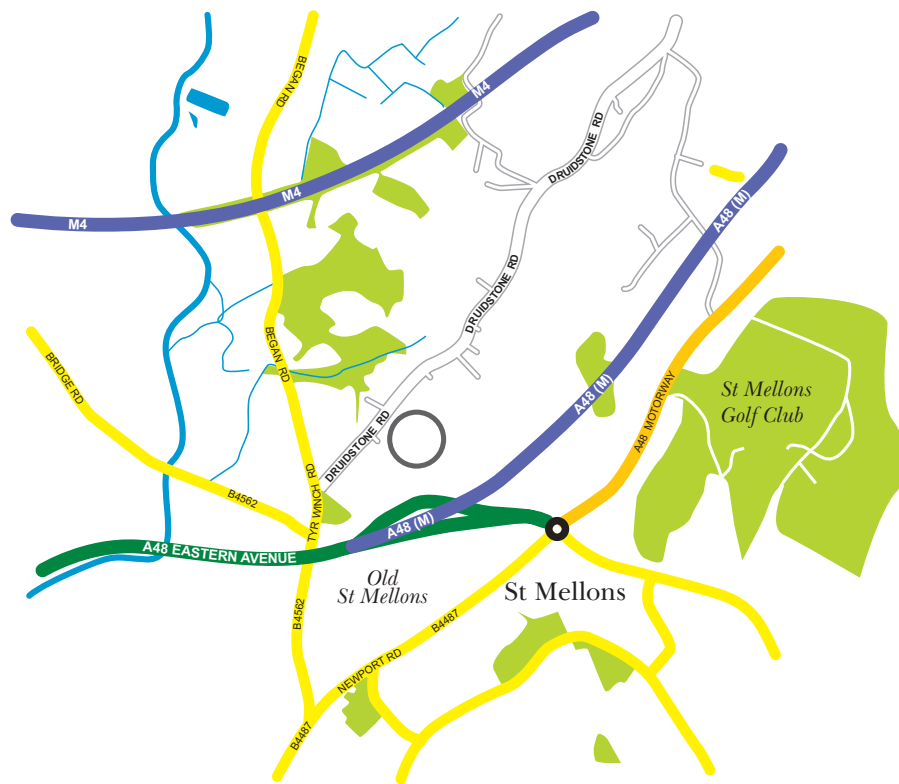
Enclosure

- Shower tray or wet room and enclosure (Size and type to suit position on house type drawings)

Wall Tiles

- To bathroom, cloakroom and en-suite
- Full height tiling to walls of all Bathrooms ceramic tiles from Nicobond Cardiff - Retail pc sum of £25.00 sq m





Directions

Travelling east out of Cardiff city centre along Newport Road, proceed to the roundabout at the end of the road and take the second exit signposted Rumney, Llanrumney.

Continue for approximately 2 miles and take the left hand turning onto Tyr Winch Road, signposted Michaelston Y Fedw.

Proceed for approximately half a mile and turn right onto Druidstone Road.

Continue along the road and the development can be found on the right hand side.



12 Windsor Place,
Cardiff.
CF10 3BY

Telephone 029 2036 8930

Fax 029 2036 8999

Email cardiff@savills.com

Web www.savills.co.uk

Important Notice

Savills, their clients and any joint agents give notice that (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Disclaimer

Particulars contained in this brochure are for illustration only and may therefore not represent the actual specifications at our 'Lime Grange' development. We operate a policy of continuous product development and individual feature such as elevational treatments and interior fittings may vary from time to time. Consequently these particulars should be treated as a guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract, or a warranty.